

27 November 2023

Tomingley Gold Operations Pty Ltd
Level 2,
88-90 Macquarie Street
DUBBO NSW 2830

Dear Mr Sutherland,

**RE: INCOMPLETE APPLICATION – DEVELOPMENT APPLICATION 2023/64 - PAN-388820
PROPOSED DEVELOPMENT – SUBDIVISION
PROPERTY – NEWELL HIGHWAY TOMINGLEY**

Reference is made to the abovementioned application. To enable your application to be accepted as complete, Council will require the following information or evidence:

1. Value of development to be clarified and breakdown provided;
2. Permission is sought to allow Council to update the land included in the Development application on the NSW Planning Portal - The application has only nominated the subdivision is affecting one parcel, Lot 101 DP1271511.
 - a. Please provide a schedule of affected parcels
 - b. Please provide a schedule of proposed lots and notable features.
3. Information to confirm the scope of proposed works for the subdivision to occur - DA 2023/64 (PAN-38882).
 - a. Clarify the proposed order of works and approval stages.
 - b. The plans have title "Plan of land to be acquired for purposes of the Roads Act 1993". This should be updated to reference a proposed subdivision as your SEE does not address land acquisition.
 - c. Clarify the location of existing fence lines (are the proposed new lot boundaries already fenced?); locations of proposed driveways to new created lots.
 - d. Show the location of any easements for electricity existing/proposed.

- e. Clarify the process proposed to open the proposed roads (land associated with proposed Lots 8, 9, 10 and 11) and order of proposed works and plan registration etc.
 - i. It is noted in the SEE submitted that the WAD has addressed the construction of the realigned Newell Highway.
 - ii. Is it the intention to lodge with NSC a s138 Roads Act application or subdivision works certificate for the road works for realigned Kyalite Road and Back Tomingley West Road?
- 4. Confirm if Controlled Activity Approval – section 91 Activity Approvals pursuant to the Water Management Act 2000 has been provided for the road works separately or under the SSD project approval?
 - a. The proposed subdivision includes new lot boundaries /fence lines and proposed new road alignment work that will directly impact Bulldog Creek.
- 5. Rural Fires Act referral to RFS
 - a. Show on a plan of proposed subdivision the existing dwelling and the location of the access driveway/s.
 - b. Location of the farm dams noted in the single dwelling kit
 - c. Clarify, it is assumed the TGO fire fighting capacity is only relevant while occupied by TGO workers. The subdivision is seeking permanent entitlement.
- 6. The provisions of the Narromine LEP 2011 require consideration in the SEE.
 - a. Clause 4.1 Minimum subdivision lot size
 - b. Clause 4.2 Rural Subdivision
 - c. Clause 4.2E Boundary adjustments in certain rural and conservation zones
 - d. Clause 5.16 Subdivision of, or dwellings on, land in certain rural, residential or conservation zones
 - e. Clause 6.4 Terrestrial biodiversity
 - f. Clause 6.8 Essential services

Please note, a complete assessment of the application has not been carried out and further information may be required.

You are requested to provide the information at your earliest convenience. Should you wish to discuss the above-mentioned matters further please contact Councils Planning Department on 6889 9999.

Kind Regards,



Emma Yule
Manager Planning